

PLANNING DECISIONS – November 2015

Application No : 15/00245/CM Decision : **Application Granted**
Location : Barling Landfill Site Mucking Hall Road Barling Magna
Proposal : Importation of 40,000m³ of inert material (soil) to re-profile
the site and bring it into beneficial and productive
agricultural use
Applicant : Essex County Council

Application No : 15/00314/FUL Decision : **Refuse Planning
Permission**
Location : Woodlands Parade Main Road Hockley
Proposal : Addition of three x 1 bed flats and a one x two bed flat to
the top of the existing building known as Woodlands
Parade, Hockley.
Applicant : Mr S & J Adams & Joyce

Reason(s) for Refusal

- 1 The proposed extension would contrast with the design, form and appearance of the existing building by introducing a modern addition to the roof for which there is no design cue in the locality. On this prominent corner location in the town centre the proposed development would be visible to the public realm and it is considered that the additional floor(s) would appear out of context and out of place to the detriment of visual amenity and contrary to Policy CP1 of the Rochford District Core Strategy.
- 2 The proposal by way of the scale of the two additional floors proposed would result in a poor relationship with existing building and the street with the extended building appearing imposing and overbearing to the neighbouring property at No. 8 and in the street scene lacking local flavour contrary to Policy CP1 of the Rochford District Core Strategy.

Application No : 15/00317/FUL Decision : **Application Permitted**
Location : Land Rear of 4 High Street Rayleigh
Proposal : Proposed erection of 2no. semi-detached houses with
vehicular access off Bellingham Lane
Applicant : Westlands Farm Developments Ltd

Application No : 15/00349/FUL Decision : **Application Permitted**
Location : Site Of 16 Hamilton Gardens Hockley
Proposal : Demolish Existing Bungalow Sub-Divide Plot And Construct
One Detached Four Bedroomed House With Integral
Garage And One Detached Four Bedroomed Bungalow
With Detached Garage. Widening Existing Crossover
Construct New Crossover.
Applicant : Mrs A Alderton

Application No : 15/00369/FUL Decision : **Application Permitted**
Location : 430 Ashingdon Road Ashingdon
Proposal : 2 no Two Storey Pitched Roofed Front Extensions And
Pitched Roofed Car Port To Side
Applicant : Mr And Mrs Reeves

Application No : 15/00439/FUL Decision : **Application Permitted**
Location : Telecommunications Mast 4925 At Rochford Railway
Station Car Park West Street
Proposal : Remove the existing monopole and replace it with a new
17.5m monopole with 3no. antennas & 2no. 0.3m dishes.
Remove 1no. existing Cabinet and replace it with 2no. new
Cabinets and development ancillary thereto
Applicant : Telefonica UK Ltd

Application No : 15/00441/FUL Decision : **Application Permitted**
Location : Site Of 34 Mortimer Road Rayleigh
Proposal : Demolish Bungalow And Construct Two Detached Three
Bedroomed Bungalows With Integral Garages
Applicant : S Page - Page Estates Ltd

Application No : 15/00465/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 15 Dalys Road Rochford
Proposal : Application for a Certificate of Lawfulness for Proposed Hip
to Gable Roof Extension
Applicant : Mr A Amran

Application No : 15/00468/FUL Decision : **Application Permitted**
Location : 47 Victor Gardens Hawkwell
Proposal : Retrospective Application Proposed 3m High Flat Roof
Garden Shelter
Applicant : WHL Dental LTD - Dr Edward Schnel

Application No : 15/00474/FUL Decision : **Application Permitted**
Location : 33 Grange Gardens Rayleigh
Proposal : Hip to gable conversion of the roof, with two dormer windows to provide two additional bedrooms.
Applicant : Ms Jacqui Schon

Application No : 15/00493/FUL Decision : **Application Permitted**
Location : Poplar Lodge Rayleigh Avenue Eastwood
Proposal : Proposed Two Storey Side Extension With A Pitched Roof
Applicant : Mrs Celeste Newson

Application No : 15/00533/FUL Decision : **Refuse Planning Permission**
Location : 256 Eastwood Road Rayleigh
Proposal : Construct Vehicular Crossover
Applicant : Miss Susan Canham

Reason(s) for Refusal

- 1 The proposal as submitted would provide an unnecessary vehicular access to a single property, to the detriment of highway safety and efficiency, contrary to policies DM1 and DM2 of the Highway Authority's Development Management Policies.

Application No : 15/00537/LDC Decision : **Permitted Development**
Location : Lamorna Rebels Lane Great Wakering
Proposal : Application for Lawful Development Certificate for Proposed Pitched Roof Side (West Facing) Dormer
Applicant : Mr & Mrs Robinson

Application No : 15/00541/FUL Decision : **Application Permitted**
Location : 47 Little Wakering Road Great Wakering
Proposal : Vehicular Crossover
Applicant : Mr Paul Counsell

Application No : 15/00551/OUT Decision : **Refuse Planning Permission**
Location : Lowlights Rayleigh Downs Road Rayleigh
Proposal : Outline Application With All Matters Reserved (Access, Appearance, Landscaping, Layout and Scale) For a New Three Bedroomed Bungalow and Detached Garage to Replace Existing Bungalow and Mobile Home (to be Demolished and Removed Following Grant of Outline Planning Permission) New Vehicular Access to the Site Off Rayleigh Downs Road
Applicant : Mr B Stone

Reason(s) for Refusal

- 1 The Allocations Plan Policies Map 2014 shows the site to be within the Metropolitan Green Belt. Within the Green Belt, planning permission will not be granted, except in very special circumstances, for the construction of replacement dwellings where the criteria detailed in Policy DM21 of the Development Management Plan 2014 are not met, nor will planning permission be given for other proposed buildings that amount to inappropriate development within the Green Belt as defined at paragraphs 87 - 89 to the National Planning Policy Framework (March 2012) unless very special circumstances exist to clearly outweigh the harm that would be caused to the Green Belt. Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

The proposed development is considered to be contrary to parts (i) and (iii) of Policy DM21 of the Development Management Plan 2014 resulting in an oversized replacement dwelling materially larger in visual mass than that it would replace, or which could lawfully be built under the Town and Country Planning (General Permitted Development) Order 2015, and it is considered that no very special circumstances exist that would clearly outweigh the harm to the Green Belt that would result from the inappropriate and oversized replacement dwelling. The proposed replacement dwelling is considered excessive, rather than reasonable by virtue of the resultant visual mass which is considered to be inappropriate development contrary to parts (i) and (iii) of Policy DM21 of the Development Management Plan 2014.

Application No : 15/00573/FUL Decision : **Application Permitted**
Location : Land Between Main Road And Rectory Road And
Clements Hall Way Hawkwell
Proposal : Application to vary condition 15 to permission granted on
4th August 2015 under Application 15/00041/FUL:- to allow
Application for Residential Development of 176 Dwellings to
be implemented with revised construction wheel cleaning
regime as follows;
From
15. The development shall be implemented with details for
the wheel cleaning of construction vehicles before their
exiting the site and to comprise of not less than one jet
washer on site and mechanical sweeper as required for off
site roads and as specified at Appendix C to the
Construction Management Project Plan No. H4606 and
dated January 2013 accompanying application
12/00381/FUL as approved on 17th December 2012. The
mechanical vacuum tanker road sweeper shall follow each
HGV vehicle leaving the site to sweep detritus from the
road surface arising from such construction vehicles along
Rectory Road.
REASON: To ensure that loose material and spoil are not
brought onto the highway in the interests of highway safety.
To new condition:
15. The development shall be implemented with jet washer
on site and mechanical sweeper as required for off - site
roads and as specified at Appendix C to the Construction
Management Project Plan No. H4606 and dated January
2013 accompanying application 12/00381/FUL as approved
on 17th December 2012.

Applicant : David Wilson Homes Eastern

Application No : 15/00574/FUL Decision : **Application Permitted**
Location : 115 Alexandra Road Great Wakering
Proposal : Single Storey Sloped Roof Side Extension
Applicant : Mr Anthony Booty

Application No : 15/00576/COU Decision : **Application Permitted**
Location : Ropers Farm Mucking Hall Road Barling Magna
Proposal : Change of use of two residential stable buildings and a
manège to form a commercial fully serviced livery.
Applicant : Mr Terry Norman

Application No : 15/00583/FUL Decision : **Application Permitted**
Location : 15 Dalys Road Rochford
Proposal : Pitched Roofed Front Dormer, Pitched Roofed First Floor
Rear Extension
Applicant : Mr Atheer Amran

Application No : 15/00589/FUL Decision : **Refuse Planning
Permission**
Location : 270 Ashingdon Road Rochford
Proposal : Vehicle Crossover
Applicant : Mrs Alex Beard

Reason(s) for Refusal

- 1 The proposal as submitted would provide an unnecessary vehicular access to a single property, to the detriment of highway safety and efficiency, contrary to policies DM1 and DM2 of the Highway Authority's Development Management Policies.

Application No : 15/00601/FUL Decision : **Application Permitted**
Location : 14 North Street Great Wakering
Proposal : Construct Two Storey Side Extension
Applicant : Mr & Mrs Paul & Cara Marsh

Application No : 15/00614/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 11 Crouch Meadow Hullbridge
Proposal : Application For A Certificate Of Lawfulness For Proposed
Detached Outbuilding To Front To Provide Motorbike Store
Applicant : Mr Nigel Martin

Application No : 15/00631/FUL Decision : **Application Permitted**
Location : 67 Grosvenor Road Rayleigh
Proposal : Construct First Floor Side Extension and Single Storey
Rear Extension
Applicant : Mr Caroline Fairhurst

Application No : 15/00632/FUL Decision : **Application Permitted**
Location : 34 Rosslyn Close Hockley
Proposal : First Floor Side Extension
Applicant : Mr & Mrs D Wastell

Application No : 15/00639/FUL Decision : **Application Permitted**
Location : 8 Sandhill Road Eastwood
Proposal : Proposed Part Two/Part Single Storey Extension to Side
and Rear
Applicant : Mr Ben Clark

Application No : 15/00644/FUL Decision : **Application Permitted**
Location : 483 Ashingdon Road Ashingdon
Proposal : Installation of Ramp to Front
Applicant : Mrs Patricia Worthington

Application No : 15/00648/FUL Decision : **Refuse Planning
Permission**
Location : 10 Dalys Road Rochford
Proposal : Demolish Existing Bungalow And Construct Two Storey
Building With Rooms In Roofspace Containing Four Two
Bedroomed And One Three Bedroomed Flats With Parking
To Front And Rear And Cycle/Bin Store
Applicant : Mr S Henry

Reason(s) for Refusal

- 1 The proposal, as a result of the gross internal floorspace proposed to each flat falling short of the minimum gross internal floorspace required as stated in the Technical Housing Standards - Nationally Described Space Standard (2015), would therefore be contrary to this standard and to Development Management Plan Policy DM4 on Habitable Floorspace. If allowed the proposal would fail to provide a high quality in design with appropriate sized accommodation suitable and comfortable for the reasonable needs of future occupants of the development proposed
- 2 The ridge line of the proposed development would far exceed the ridge lines of the existing dwellings on Dalys Road, resulting in an incongruent addition to the street scene. It is considered that the proposal, by way of its substantial height over and above the existing ridge lines, would appear dominant within the street and would be considered to detract from the character of the area, contrary to Policy DM1 parts (x) and (xi) and DM3 part (i) of the Rochford District Council Development Management Plan.
- 3 It is considered that the scale of hardsurfacing proposed and the potential impact of the siting of the parking spaces to the rear of the development would be detrimental to the amenity of the adjacent properties as a result of additional light, noise and fumes, contrary to part 18.2 of Supplementary Planning Document 2.
- 4 It is considered that insufficient information has been provided with regard to protected species and in particular Badgers, contrary to Policy DM27 of the Rochford District Council Development Management Plan, and that a full ecological survey would be required in order to mitigate against any potential harm.

Application No : 15/00654/FUL Decision : **Application Permitted**
Location : 42 Plumberow Avenue Hockley
Proposal : Two Storey Side and Rear Extension Incorporating
Increase In Ridge Height, New Front Dormer And Extended
Rear Dormer.
Applicant : Mr John Haley

Application No : 15/00655/FUL Decision : **Application Permitted**
Location : 117 High Street Rayleigh
Proposal : New external lift shaft to the rear of the building to serve
existing first floor.
Applicant : A.R. Adams Funeral Directors - Mr B Adams

Application No : 15/00656/FUL Decision : **Application Permitted**
Location : 77 Heron Gardens Rayleigh
Proposal : Single Storey Side Extension and Convert Garage to
Habitable Room
Applicant : Mrs Janet Groves

Application No : 15/00658/FUL Decision : **Application Permitted**
Location : 7 Norwich Crescent Rayleigh
Proposal : Single Storey Rear Extension With a Lean-to Roof and
Rooflights
Applicant : Ms Helen Goddard

Application No : 15/00659/FUL Decision : **Application Permitted**
Location : 24 Sirdar Road Rayleigh
Proposal : Proposed Re-roofing of Existing Building With Part Pitched,
Part Flat Roof. Alter Existing Fenestration
Applicant : RSJ Finance Ltd

Application No : 15/00664/FUL Decision : **Refuse Planning
Permission**
Location : 94 Burnham Road Hullbridge
Proposal : Construct Two Storey Rear Extension, Extend Existing
Dormers
Applicant : Mr Darren Heales

Reason(s) for Refusal

1 REASONS FOR REFUSAL:

The proposal, by way of the additional depth of the dormer extension on the western elevation would breach the 45 degree test and likely result in excessive overshadowing to the neighbouring property, No. 96 Burnham

Road, which would be considered unreasonable and detrimental to the amenity of the occupiers of No. 96 Burnham Road. The proposal would therefore be contrary to Supplementary Planning Document 2 part 6.2 (d) and would fail to provide a positive relationship and be of an appropriate scale with No. 96 Burnham Road in conflict with parts (x) and (xi) of Policy DM1 of Rochford District Council's Development Management Plan (2014).

Application No : 15/00666/FUL Decision : **Application Permitted**
Location : 6 Mount Avenue Hockley
Proposal : Single Storey Rear and Side Extension With Flat Roof and Roof Lanterns

Applicant : Mr Graham Keene

Application No : 15/00669/CM Decision : **Application Granted**
Location : Grapnells Farm Creeksea Ferry Road Wallasea Island
Proposal : Erection of 456m of 2.1m high palisade fencing and 50m of 1.8m high palisade fencing, incorporating three 2.1m high access gates. To be carried out in two areas 700m apart located 1.8km to the east of Grapnells Farm on Wallasea Island near Rochford

Applicant : Essex County Council

Application No : 15/00671/FUL Decision : **Application Permitted**
Location : Telecommunications Mast 06560 Lynwood Nurseries Arterial Road

Proposal : Upgrade of the existing telecommunications base station comprising the replacement of the existing 22.6m high monopole (height including antennas), with a 22.6m high monopole (height including antennas), with minor relocation, associated 3 no. antennas, 2 no. new 600mm diameter dish antennas, 1 no. re-located 300mm diameter dish antenna and ancillary works

Applicant : Telefonica UK Ltd

Application No : 15/00672/ADV Decision : **Grant Advertisement Consent**

Location : 12 - 24 Eastwood Road Rayleigh
Proposal : Proposed New Signage Consisting of : 5 no Internally Illuminated Fascia Signs. Trolley Bay Signage. Vinyl Graphics Applied Externally To Shopfront Glazing.

Applicant : Marks And Spencer Plc

Application No : 15/00676/FUL Decision : **Application Permitted**

Location : Kingsmead Cottages Barling Road Barling Magna
Proposal : Part Demolition Of Existing Cottage And Previous Single Storey Extension, Erect 2 Storey Side And Rear Extension

Applicant : Mr Paul Barthaud

Application No : 15/00683/FUL Decision : **Application Permitted**
Location : 104 Conway Avenue Great Wakering
Proposal : Single Storey Rear Extension
Applicant : Mr & Mrs Jackson & Miss Watson

Application No : 15/00680/FUL Decision : **Application Permitted**
Location : 68 Waxwell Road Hullbridge
Proposal : Extend Front Dormer
Applicant : Mr & Mrs Mayes

Application No : 15/00692/FUL Decision : **Application Permitted**
Location : Grasscroft Folly Chase Hockley
Proposal : Demolish Existing Dwelling and Construct Detached Four
Bedroomed House With Room in Roofspace and Integral
Garage
Applicant : Mr And Mrs M Stapleton

Application No : 15/00690/FUL Decision : **Application Permitted**
Location : 16 Leicester Avenue Rochford
Proposal : Side Extension
Applicant : Mr Steele & Mrs Todd

Application No : 15/00699/ADV Decision : **Grant Advertisement
Consent**
Location : Rochford Business Park Cherry Orchard Way Rochford
Proposal : Illuminated Totem Sign.
Applicant : Laidon Holdings Limited

Application No : 15/00700/FUL Decision : **Application Permitted**
Location : 26 Trinity Road Rayleigh Essex
Proposal : Two Storey and Single Storey Rear Extension Incorporating
Roof Lantern. Flat Roof Rear Dormer, and Two Rooflights
to Front
Applicant : Mr And Mrs Blackmore

Application No : 15/00703/FUL Decision : **Application Permitted**
Location : 11 Crown Hill Rayleigh
Proposal : Construct Brick Piers, Front Wall Extension and Railings to
Front and Construct New Paving and Landscaping to Front
Garden Area
Applicant : Mr Jamie Burton

Application No : 15/00704/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 63 High Road Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 2.70m, Maximum Height 3m
Applicant : Mr Clive Webberley

Application No : 15/00708/FUL Decision : **Application Permitted**
Location : 57 Lascelles Gardens Ashingdon
Proposal : Extend Existing Front Porch
Applicant : Ashingdon Medical Centre - Mrs Kerry Jones

Application No : 15/00729/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : 24 Aldermans Hill Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 3.5m from Original Rear Wall, Eaves
Height 2.8m, Maximum Height 3.5m
Applicant : Mr Alan Harington

Reason(s) for Refusal

- 1 The single storey rear extension would not comply with Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.as it would be contrary to part (j).

Application No : 15/00733/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 23 Nutcombe Crescent Rochford x
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.0m from Original Rear Wall, Eaves
Height 3.6m, Maximum Height 2.9m
Applicant : Mr Paul Mutso

Application No : 15/00746/FUL Decision : **Application Permitted**
Location : 12 - 24 Eastwood Road Rayleigh
Proposal : External Alterations To The Existing Retail Unit And
Associated Works
Applicant : Marks And Spencer Plc